

096.0

0008

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
764,100 / 764,100  
APPRAISED:  
USE VALUE:  
ASSESSED:

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		HODGE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: PAZZIA FRANCESCA / TRUSTEE	
Owner 2: F PAZZIA REVOCABLE TRUST	
Owner 3:	

Street 1: 2 HODGE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: PAZZIA FRANCESCA / TRUSTEE -

Owner 2: PAZZIA REALTY TRUST -

Street 1: 2 HODGE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,984 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1980, having primarily Clapboard Exterior and 2100 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

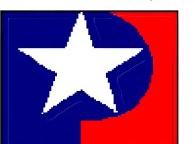
## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6984		Sq. Ft.	Site		0	70.	0.90	4									440,667						440,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6984.000	323,400		440,700	764,100			63246
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/08/18		

Total Card / Total Parcel  
764,100 / 764,100  
APPRAISED:  
USE VALUE:  
ASSESSED:



Patriot Properties Inc.  
USER DEFINED

Prior Id # 1:	63246
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:30:03
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,400	0	6,984.	440,700	764,100	764,100	Year End Roll	12/18/2019
2019	101	FV	282,600	0	6,984.	440,700	723,300	723,300	Year End Roll	1/3/2019
2018	101	FV	282,600	0	6,984.	377,700	660,300	660,300	Year End Roll	12/20/2017
2017	101	FV	282,600	0	6,984.	352,500	635,100	635,100	Year End Roll	1/3/2017
2016	101	FV	282,600	0	6,984.	302,200	584,800	584,800	Year End	1/4/2016
2015	101	FV	259,800	0	6,984.	270,700	530,500	530,500	Year End Roll	12/11/2014
2014	101	FV	259,800	0	6,984.	250,500	510,300	510,300	Year End Roll	12/16/2013
2013	101	FV	259,800	0	6,984.	238,900	498,700	498,700		12/13/2012

Parcel ID 096.0-0008-0002.0

!7900!

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAZZIA FRANCESCA	73725-273	1	11/26/2019	Convenience	100	No	No		
PAZZIA DOMENIC	15376-19		12/23/1983	Convenience		No	No		Domenic Pazzia dod 9/11/2019
	13835-638		11/1/1979		98,500	No	No	Y	

## PAT ACCT.

7900

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/29/1998	871	Manual	2,500					REPLACE 7 WINDOWS

## ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	CC	Chris C
6/4/2009	Measured	189	PATRIOT
3/29/2000	Inspected	276	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type:	18 - Raised Ranch	1		Full Bath:	1	Rating:	Average																
Sty Ht:	1 - 1 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average																
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	2 - Clapboard			A HBth:		Rating:																	
Sec Wall:	8 - Brick Veneer	12%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																
Color:	BROWN			A Kits:		Rating:																	
View / Desir:				Fpl:	1	Rating:	Average																
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																	
Grade:	C+ - Average (+)			<b>CONDOS INFORMATION</b>																			
Year Blt:	1980	Eff Yr Blt:		Location:																			
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact:	.	Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	23.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:				Interior:		1	6	3											
Sec Int Wall:		%		Economic:				Additions:															
Partition:	T - Typical			Special:				Kitchen:															
Prim Floors:	4 - Carpet			Override:				Baths:															
Sec Floors:	3 - Hardwood	50%		Total:	23.8	%		Plumbing:															
Bsmnt Flr:	6 - Ceramic Tile			<b>CALC SUMMARY</b>				Electric:															
Subfloor:				Basic \$ / SQ:	95.00			Heating:															
Bsmnt Gar:	2			Size Adj.:	1.35000002			General:															
Electric:	3 - Typical			Const Adj.:	1.02879035			<b>COMPARABLE SALES</b>															
Insulation:	2 - Typical			Adj \$ / SQ:	131.942			Rate	Parcel ID	Typ	Date	Sale Price											
Int vs Ext:	S			Other Features:	85237																		
Heat Fuel:	2 - Gas			Grade Factor:	1.10																		
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	424473																		
% Com Wall:		% Sprinkled:		Depreciation:	101024				Juris. Factor:		Before Depr:	145.14											
				Deprecated Total:	323448				Special Features:	0	Val/Su Net:	107.37											
									Final Total:	323400	Val/Su SzAd:	226.47											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 096.0-0008-0002.0												<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>							